


Send Tax Notice To:
Thomas N. Trimble
Joel C. Trimble
20 Christa Circle
Shelby, Alabama 35143
File No. 06-238

Prepared By:
James R. Moncus, Jr.
1313 Alford Avenue
Birmingham, Alabama 35226


20061205000588740 1/2 \$39.50
Shelby Cnty Judge of Probate, AL
12/05/2006 12:24:26PM FILED/CERT

SPECIAL WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

Know all men by these presents, this deed made this the 21st day of November, 2006, by and between Regions Bank Successor by Merger to the interest of AmSouth Bank, a Corporation (herein referred to as Grantor) and Thomas N. Trimble and Joel C. Trimble, as joint tenants with right of survivorship (hereinafter referred to as Grantee);

WITNESSETH THAT:

The Grantor does hereby for and in consideration of Twenty Five Thousand Five Hundred and No/100 Dollars (\$25,500.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantees, as joint tenants with right of survivorship the following described real estate in Shelby County, Alabama, to-wit:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 9, Township 21 South, Range 1 East; thence run South along the West line of said 1/4 - 1/4 for 58.18 feet to the Southerly right of way of Shelby County Highway 25; thence 88 degrees 15 minutes 50 seconds left and run Easterly along right of way for 429.24 feet to the point of beginning; thence 88 degrees 20 minutes right and run 183 feet; thence turn an interior angle of 91 degrees 40 minutes 03 seconds to the right and run 188 feet; thence 90 degrees 30 minutes to the left and run 182.63 feet to the Southerly right of way of Shelby County Highway 25; thence turn 89 degrees 27 minutes 12 seconds to the left and run along said Southerly right of way for 191.21 feet to the point of beginning. Situated in the NE 1/4 of NW 1/4, Section 9, Township 21 South, Range 1 East, Shelby County, Alabama.

Less and except any part of subject property lying within a road right of way.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2007.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.
4. Mineral and mining rights not owned by the Grantor herein described.

All rights of redemption arising from that certain foreclosure deed recorded in Instrument No. 20060822000409480. Said rights to expire August 16, 2007.

To have and to hold unto the said Grantees, as joint tenants, with right of survivorship their heirs and assigns, forever.

Shelby County, AL 12/05/2006
State of Alabama

Deed Tax: \$25.50

And the Grantor does hereby covenant with Grantees, except as above noted that, at the time of delivery of this Deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under them as Grantors herein abut not otherwise.

IN WITNESS WHEREOF, the Grantor, by Rebecca S. West its Vice President, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 21st day of November, 2006.

REGIONS BANK SUCCESSOR BY
MERGER TO THE INTEREST OF
AMSOUTH BANK, A CORPORATION

Rebecca S. West

By: Rebecca S. West

Its: Vice President

STATE OF FLORIDA
COUNTY OF PINELLAS

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I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Rebecca S. West, whose name as Vice President of Regions Bank Successor by Merger to the interest of AmSouth Bank, a corporation, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 21st day of November, 2006.

Jodi Thomson
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov. 16, 2009

